



Westfield
High Street | Lydney | Gloucestershire | GL15 5DU

FINE & COUNTRY



Step inside

Westfield

Guide price £650,000

This attractive, detached Victorian villa, situated within a conservation area and within convenient level walking distance of Lydney town centre, is well located for city commuters and has the potential to be a magnificent family home.

Cherished for many years by its previous owner, the six-bedroom property has a host of beautiful, traditional features, with a grand wooden staircase, elegant high ceilinged reception rooms, large sash windows and period coving and picture rails. Other lovely details include some decorative ceiling roses, solid wood floorboards, original four panel doors and some stunning feature fireplaces. Whilst in need of refurbishment and modernisation, the large property has the significant advantage of a new roof.

The townhouse also has the benefit of a prime corner location, with gardens extending to 0.85 acres, including a former tennis court. The generous amount of land provides the option to create a wonderful landscaped setting for the period property.

Lydney is a small town at the gateway to the beautiful and atmospheric Forest of Dean, a designated National Forest Park and a popular destination for walking and outdoor pursuits. On the banks of the tidal River Severn, the town has a secondary school, several primary schools, a variety of shops, two town-centre supermarkets and a range of leisure and recreation facilities.

Cities like Gloucester, Cheltenham, Bristol, Newport and Cardiff are within easy reach and Lydney benefits from a railway station on the Gloucester-Newport line.

Step inside:-

Westfield is an imposing, detached, three-storey period property, set well back from the road in a generous plot. The front door, set in a grand, central porch, opens to an inner hallway, with a half glazed door then opening to the entrance hall, from which an elegant wooden staircase rises to the floors above.



There are two impressive, formal reception rooms at the front of the house, each flooded with light from a large bay window. A further reception room, ideal as a family room, has large sash windows to the side and rear of the property. An inner hall gives access to a dining room, off which there is a study.

The kitchen, with its large, adjacent walk-in pantry, is situated at the rear of the property and would benefit from a rear extension to meet modern-day needs. The ground floor accommodation is completed by a downstairs bathroom and a utility room providing access to a garden lean-to and WC.

On the first floor, off a spacious landing, there are four double bedrooms. The two bedrooms at the front of the house each benefit from a large bay window. On this floor there are two bathrooms.

On the top floor there are two bedrooms in the eaves and there is also generous attic storage space.







Step outside

Westfield

At the front of the villa there is a semi-circular gravelled driveway, providing off-road parking space. To the side of the house, towards the rear of the building, there is also a garage/store.

The property sits in gardens of 0.85 acres which feature mature shrubs and trees. At the far end of the gardens there is a former grass tennis court.

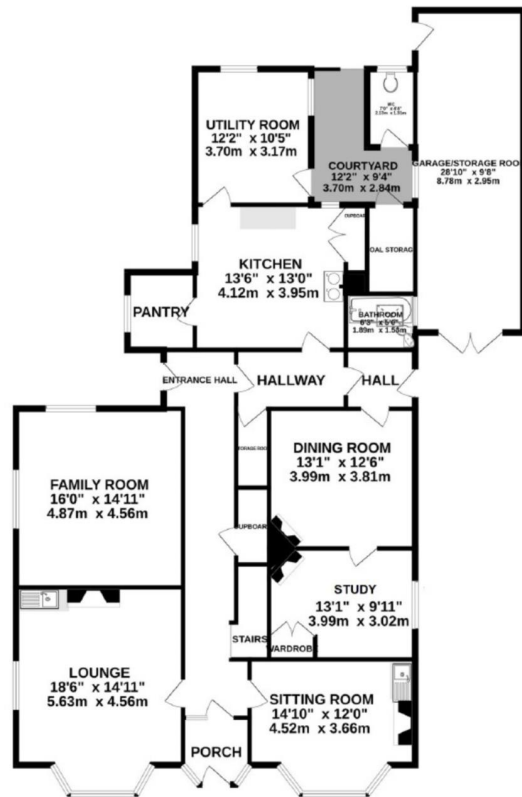
AGENT'S NOTE: The new roof is to the main part of the house. The single storey rooms at the rear of the property have not had a new roof.

DIRECTIONS

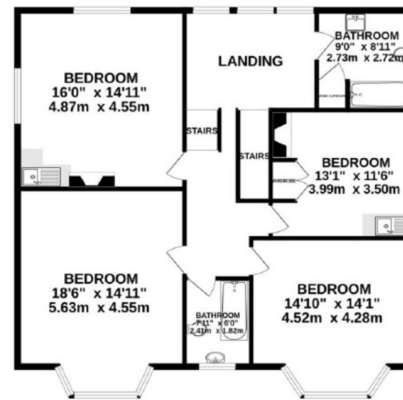
On leaving Chepstow to take the A48 Towards Lydney take the first junction off the roundabout sign posted Lydney Town centre, pass the outdoor swimming recreational pool on the right, then on entering Lydney town Centre the property is situation on the left hand side next to the small motel on the left.



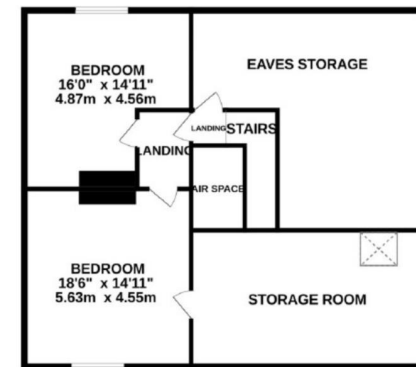
GROUND FLOOR
2009 sq.ft. (186.6 sq.m.) approx.



1ST FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



2ND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 4300 sq.ft. (399.5 sq.m.) approx.

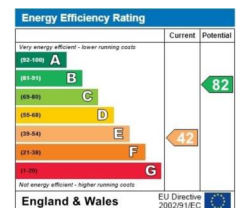
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Postcode: GL15 5DU | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean | Heating: None | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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